

From: Keith Dodge <keith@keithdodgecpa.com>

Sent: Friday, February 7, 2020 10:00 AM

To: Allison Platt <aplatt@bendoregon.gov>

Cc: dale@brooksresources.com; whitney.swander@gmail.com; keith@keithdodgecpa.com

Subject: Planning Commission

Hi,

Allison, per our conversations I want to submit this email for consideration. I think Dale and Whitney remember me from my position on BEDAB, and that I was in support of the zoning changes that are being proposed for the BCD. I believe that lowering parking requirements will incentivize property owners to start projects in the BCD. One reason I believe this to be true is that I am a property owner in the MU area of East Downtown on Greeley Ave. I have looked at developing this property into a mixed use project but have been stymied by the parking restrictions. Recently there has been some loan money made available by Mid-Oregon Credit Union for workforce housing projects that would be of interest to me, but again with parking restrictions it will not pencil. I believe I could make a 12 unit building pencil at this time or in the near future if similar zoning was applied in the MU area as in the BCD.

The workforce funding has a lower interest rate depending on the rents offered as a percentage of AMI. I have attached the guidelines for your information and you can see that the potential interest savings is significant. I know that the city staff has proposed the same zoning changes in the MU as in the BCD and I urge the Planning commission to consider expansion into this area as well. I believe that not only myself but other property owners would take advantage of these changes and start projects in this area and hopefully create some desperately needed housing in a very walkable area of town.

Thank you for your time and your commitment to improving the city of Bend!

Sincerely,

Keith Dodge, CPA

*Keith L. Dodge, CPA, LLC
180 NE Penn Ave.
Bend, OR 97701*

*Office 541-306-5141
Fax 541-306-5153*

From: Steven Hultberg [<mailto:shultberg@radlerwhite.com>]
Sent: Thursday, January 23, 2020 2:55 PM
To: Matthew Stuart <mstuart@bendoregon.gov>
Subject: URAB/KorPine

Matt,

I represent McKenzie Creek Development, LLC, which owns the Korpine site. I just wanted to let you know that we have been tracking the URAB process and are fully supportive of the recommendation to include the Korpine site in the proposed renewal district boundary. Feel free to contact me should you have any specific questions.

Regards,

Steve

RADLER WHITE PARKS  **ALEXANDER** LLP
ATTORNEYS AT LAW

Steven P. Hultberg

PO Box 2007

Bend, Oregon 97709

P 541.585.3697 C 541.420.1024

E shultberg@radlerwhite.com

From: Moey Newbold
To: [Matthew Stuart](#)
Cc: [Allison Platt](#); [Urban Renewal Advisory Board](#)
Subject: URAB Comments
Date: Monday, March 30, 2020 3:46:15 PM
Attachments: [UrbanRenewalCommentsFINAL_URAB.pdf](#)

Hello Matt and Allison,

I know you (Matt especially) are very busy helping businesses and providing the City's core services during this unprecedented time of global pandemic. I completely understand if you have a delayed response to this email.

I am submitting the attached comments on behalf of Central Oregon LandWatch to the URAB. They contain our support for the Core Area Plan's identified actions with a suggestion to improve the implementation by adopting six proposed equity strategies.

When appropriate, I would like to hear your thoughts on this proposal and how they might be incorporated into the draft plan/report. Please let me know if there is an update to the Core Area Project timeline.

I will send the attachments in a separate email.

Thank you for all you do!

Best,
Moey.

Moey Newbold *she/her*

Director of Urban Planning

Central Oregon LandWatch

Learn about the BCD Initiative at www.BCDinitiative.org!

541.647.2930 x801

www.colw.org

March 27, 2020

Bend Urban Renewal Advisory Board
Attn: Matt Stuart, Urban Renewal Manager
City of Bend Economic Development Department
710 NW Wall Street
Bend, OR 97703

Re: Draft Urban Renewal Plan and Implementation Report

Dear Urban Renewal Advisory Board (URAB),

Thank you for all of your time and hard work toward developing the Core Area Project. As you know, the BCD Initiative is building momentum and support for the Bend Central District's (BCD) transformation into a vibrant, healthy, and resilient mixed-use neighborhood with safe connections between east and west Bend. We are pleased to see that the draft Core Area Project Report and draft Implementation Plan propose a suite of tools and actions that will go a long way toward making that vision a reality over the next thirty years.

We acknowledge and appreciate that the Core Area planning process has engaged the public and developed a comprehensive plan that reflects the desires for change we've heard from the community as well. *Note: While we recognize the Core Area encompasses multiple opportunity areas, these comments will focus mainly on the Bend Central District, though they likely apply to other areas too.*

It is no secret that improving an area often leads to rising rents and property values. The URAB has the difficult job of balancing the recommended positive changes to the Core Area with the potential negative impacts to the people who already live and work there (as referenced on page 155 of the draft Implementation Plan). Our research and community outreach indicates that there is cause for concern about the impact this project could have on some of Bend's most vulnerable residents.

The BCD is at risk of losing its identity if the businesses and residents who make the neighborhood special are not able to be an integral part of the implementation of the Core Area Project. To avoid widespread displacement of the vulnerable populations who enrich this area, we recommend incorporating the following equity strategies (discussed at greater length on pages 6-8) into the draft plans:

- 1. Diversify Advisory Committee(s)**
- 2. Identify & Address Equity Gaps**



3. **Baseline and Ongoing Measurements**
4. **Process to Ensure Community Benefit for all TIF Investments**
5. **Help Vulnerable Residents Remain**
6. **Support Existing Small and Local Businesses**

BCD INITIATIVE COMMUNITY OUTREACH RESULTS

In 2017/18, Central Oregon LandWatch staff and volunteers conducted surveys in English and Spanish of 264 people in the Bend Central District through intercepts and pop-ups (Attachment 1). The key takeaways were the need for improved biking, walking, and transit routes, especially across barriers including Third Street, Greenwood, and Highway 97/BNSF Railroad; desire for more community gathering places, placemaking, parks, and public spaces.

When asked “What would encourage you to live in the district if housing were available,” many respondents expressed the need for affordable housing. Affordability – both residential and commercial – has been a theme throughout our outreach.

The projects identified for funding through TIF in the City’s draft Urban Renewal Plan match very well with these community needs, with 52% of the funding allocated for Transportation, Streetscape, & Utility Infrastructure, 18% for Affordable Housing Redevelopment and Development Assistance, and 10% for Open Space, Facilities, Amenities, and Wayfinding.

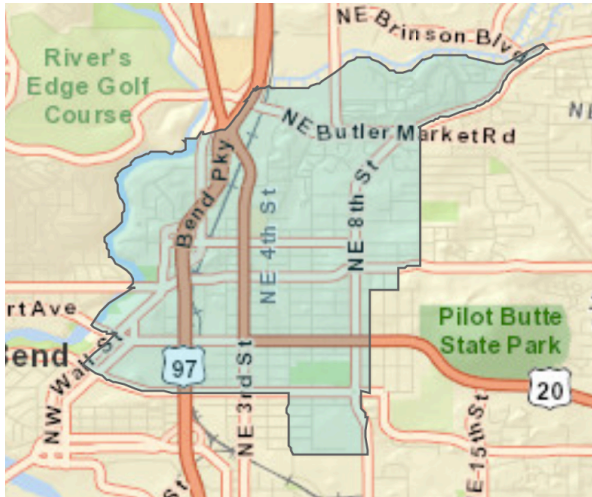
We support the use of TIF for the identified community needs, but recognize concerns about rising rents and the impacts gentrification may have on the existing residents and businesses. We have also heard from the community fears about losing what makes the Bend Central District unique and wonderful. As identified in our Neighborhood Identity Report (Attachment 2), the BCD is a place for Nature and Industry; Diversity; Makers; Connecting; Remaining.

The current draft plan does a good job of providing ways to achieve desired improvements to the area, but it does not contain a clear strategy to address potential negative impacts through the implementation. What follows is an analysis of the existing population and disparities they experience, research from expert resources and other communities, and equity recommendations based on those learnings.

What would make the BCD better?



COMMUNITY IMPACT ANALYSIS



All but the southern tip of the Bend Central District is located within census tract 16, which also encompasses the Midtown neighborhoods to the east of the BCD. Although it is not an exact analogue, it is useful for demographic analysis of the BCD and neighborhoods that would likely be subject to gentrification. This census tract also includes the neighborhood west of Division Street, between Division Street and the Deschutes River.

Racial and Ethnic Characteristics

According to the City of Bend's 2019 Analysis of Impediments to Fair Housing Report (Attachment 3), this census tract is the most racially diverse in the City of Bend, and it has the highest percentage of

racial minority populations (12.6% compared to 6.8% in the City as a whole). Census tract 16's Black or African American population is almost twice that of the city as a whole. The Hispanic and/or Latino population is more than three times the City's population. Additionally, 4.6% of residents identify with two or more race groups, compared with 3% in the City as a whole.

The concentration of racially and ethnically diverse residents is significant for a neighborhood within the City of Bend, which overall has a reputation for being very white and not diverse. The BCD Initiative views this diversity as an asset because part of the vision for the area is to be a place "where people from a variety of socio-economic, cultural, ethnic, and generational backgrounds thrive" (Guiding Principles, Attachment 2). However, these historically disadvantaged populations already experience disparities in economic opportunity and access to decision-making, making them more vulnerable to displacement than their white counterparts.

Economic Characteristics

As of 2017, residents of this area were twice as likely to live in poverty as the rest of Bend. In large part, they have been left behind during the recovery from the Great Recession. While the overall poverty levels decreased for the City of Bend between 2012 and 2017, "the poverty population estimates of census tract 16 doubled in 5 years and lead among the census tracts, with an estimated 1,379 individuals living below poverty level" (Impediments to Fair Housing Report).

Business Owner Characteristics

Although there is no easily available demographic data for business owners in this area, it is worth noting anecdotally that the BCD contains quite a few minority- and/or women-owned businesses. There are four Latinx-owned, Spanish-speaking businesses in the vicinity of the intersection of Third Street and Greenwood alone: Colima Market, Los Panchitos, El Nava, and Wicca (two of which are women-owned). Many of the Makers District businesses are women-owned, including Humm Kombucha, Root Cellar, Fancywork Yarn Shop, Volcano Veggies, and Utilitu Sewing & Design.



Equity Gaps

Housing For All, a regional housing consortium dedicated to supporting the full spectrum of housing for Central Oregon citizens and communities, completed a Regional Housing Needs Assessment in 2019 (Attachment 5). The Assessment found that across Central Oregon, “black homeowner and renter households have disproportionate rates of housing problems, as do Latino renters.” The analysis defines ‘housing problems’ as cost burden, severe cost burden, overcrowding, severe overcrowding, and lacking complete facilities. The share of Black households estimated to have housing needs in the Central Oregon region is 77.5%, with 46.1% of Hispanic households, and 37% of white households estimated to have housing needs region-wide.

Census Tract 16 also has lower homeownership rates than the rest of the City. About half as many residents own their homes compared with the rest of Bend. This census tract and one other (Census Tract 15) are the only two parts of Bend that have more rental occupied units than owner occupied units. This may, in part, be due to the types of housing found in Census Tract 16, which has significantly more developments that consist of two or more housing units (i.e. multifamily housing) compared to the rest of Bend. These housing types (i.e. apartments) are more likely to be a place for renters.

In general, people who rent are more vulnerable to be displaced when gentrification occurs due to rising rents. Still, apartments and rental properties are an important part of the housing stock because the barriers to home ownership are so great – especially for low-income people and/or people of color who have historically been discriminated against in housing which contributes to below average accumulation of generational wealth that could be invested in home ownership

Urban Renewal, Gentrification, and Displacement

Urban renewal has a dark and nefarious history due to devastating impacts its use has had on poor communities and communities of color in cities across the United States since the 1950s. For example, it is well-documented that urban renewal efforts in Portland, OR targeted historically black neighborhoods, leading 25% of the City’s African American population to be pushed out of Portland entirely since 1990 (National Community Reinvestment Coalition).

Although widespread displacement is rightfully no longer an acceptable consequence of urban planning efforts, including urban renewal, indirect displacement caused by gentrification often leads to similar undesirable outcomes. While direct displacement occurs through either eminent domain or involuntary tenant relocation, including eviction, indirect displacement occurs when property values lead to higher rents, higher property taxes, and increased desirability leads to greater demand for property in the neighborhood.

Gentrification is a contentious term, but the popular definition assumes residents and business owners, especially those who are low-income and/or belong to communities of color, are forced to leave their community by rising rents, prices, and a loss of culture. Although the two words are often conflated, gentrification is not a synonym for displacement. A more narrow definition of gentrification allows for the possibility to improve a neighborhood without displacement: “when lower-income neighborhoods receive massive levels of new investment, adding amenities, raising



home values and bringing in new upper-income residents” (National Community Reinvestment Coalition).

Indirect displacement is often a result of gentrification. This is the phenomenon that in large part creates such antipathy toward gentrification and sometimes automatic distrust of neighborhood change. A study of more than 1,000 neighborhoods in 935 cities and towns where gentrification occurred between 2000 and 2013 by the National Community Reinvestment Coalition found displacement occurred in “just 22 percent of the neighborhoods that experienced an influx of new people and new money in the time period studied. The rest did not show displacement” (The Washington Post).

The results of gentrification and displacement can be devastating for entire communities. Causa Justa’s health impact analysis covers individual, family, and community-level health impacts of gentrification and displacement based on literature review, resident stories, and original data analysis (Attachment 9). This is a summary of their findings:

“We found that longtime residents in gentrifying neighborhoods face financial distress, loss of community services and institutions, and overcrowded and substandard housing conditions; while displaced residents experience relocation costs, longer commutes, disruptions to health care, fragmentation of community support networks, and direct impacts on mental and psychological wellbeing. Finally, gentrification and displacement may harm our cities and society as a whole – by exacerbating segregation, increasing social and health inequities, and contributing to increased rates of chronic and infectious disease.”

One of the key takeaways from the BCD Initiative’s community outreach has been the importance of supporting existing residents and local businesses – especially those who belong to historically marginalized or disadvantaged populations. The BCD Visionary Board adopted as one of its guiding principles, “Equity: Begin to repair historical inequities by supporting development, policies, and programs that elevate the needs of marginalized communities in this area with a specific focus on the Latinx community, the houseless, and the indigenous communities.”

It would be a terrible shame to look back thirty years from now and realize that Bend has repeated the mistakes of so many other cities. The City of Bend does not want to destabilize working class people and their networks who positively contribute to Bend’s growing economic, cultural, and racial diversity.

EQUITY STRATEGIES FOR CORE AREA

It is clear that the Bend Central District and Midtown neighborhoods to the east of it are at high risk of business and residential displacement as new investments are made in the Core Area. Many of these business owners and residents already experience significant equity gaps compared with the City of Bend as a whole. It is also possible that these residents and businesses could benefit from the improvements, but only with intentional policies and planning.



“Embed[ding] a commitment to diversity, equity and inclusion (DEI) within the City of Bend” is a part of the Bend City Council 2019-21 Goals. Central Oregon LandWatch supports the City of Bend’s goals. The Core Area Urban Renewal Plan and Implementation Report should include explicit equity goals and strategies to help close the equity gaps identified above.

We call upon the URAB and City to form deep partnerships with the community and explore new models of urban revitalization in which the existing residents share in the wealth-building as the neighborhood becomes more desirable. Our six proposed equity strategies are based on policy research and learnings from other communities, and are intended to improve the draft plan:

1. Diversify Advisory Committee(s)

Action 6.1 to form an advisory committee for the implementation of the Urban Renewal/TIF Plan is a good first step toward including the existing community in decisions being made about their future. However, the requirement that committee members should “have the experience, education, and expertise necessary to make informed subject matter decisions” could be a barrier for participation for the populations whose engagement is most needed.

This requirement should be expanded to include “lived experience as a member of a historically marginalized community or community at risk of displacement” as one of the criteria. There should also be a requirement that the committee has several members who represent culturally-specific community-based organizations and organizations that represent affected populations (such as Latino Community Association, Council on Aging, etc.).

It is now becoming best practice to provide compensation to participants representing underserved and/or historically marginalized communities. This acknowledges the benefit received by their participation and the burden it places on them to participate.

2. Identify and Address Equity Gaps

The Core Area Report Existing Conditions section says there are more residents from communities of color in this area than the rest of the City. It should also include details from the Regional Housing Needs analysis and other available data about disparities in wealth, home ownership rates, business ownership, and access to capital for communities of color and other marginalized communities with the intention to work toward closing those gaps.

3. Baseline & Ongoing Measurements

Once equity gaps are identified, there should be a set of community health metrics against which progress is measured under the Evaluation and Monitoring section of the Implementation Plan. The City should develop a method for tracking, monitoring, and evaluating resident and business displacement and equity outcomes over the life of the urban renewal area.

This can include creating an inventory for all housing units, identifying the type, risk category of displacement, and income level served. A similar inventory for businesses, including ownership information, job types and wages could be created.



These metrics should be used on a regular basis to inform decision makers and the community about the level of displacement taking place and whether it is disproportionately impacting certain communities.

4. Process to Ensure Community Benefit for all TIF Investments

Create a process for making TIF investments that includes a set of steps and criteria for using TIF funds within each of the project categories to help direct resources to residents and businesses at risk of displacement. The process should include a negotiation with a community group that has the ability to represent the people who would be impacted by any expenditure of TIF funds. The criteria for prioritizing investments may be different for each of the project categories, but should be targeted toward helping projects meet certain standards to ensure community benefit.

5. Help Vulnerable Residents Remain

First, the City should implement baseline protections to prevent displacement of existing vulnerable residents (strategies and policy tools to do this can be found starting on page 60 of Attachment 9).

TIF funds should be used not just to develop new affordable housing, but also to preserve existing naturally-occurring affordable housing stock in adjacent neighborhoods. For any developments using TIF (perhaps with limited exceptions for the first several “pioneer” developments), there should be affordability requirements that are based on local neighborhood income needs. When new affordable housing is built, longtime, low-income residents should be prioritized for eligibility.

The City should implement a “No Net Loss” policy that requires any affordable or naturally occurring affordable housing units lost to redevelopment to be replaced.

Some of these concepts are already considered in Action 6.3, and the Report acknowledges the city does not currently have any housing stability programs, but can partner with organizations that provide those services.

6. Support Existing Small and Local Businesses

Action 6.2 to develop a business improvement program states the program “should provide assistance to businesses of all sizes, in the broadest range of industries, and support business prosperity regardless of whether or not the business owns or rents its [building].” This focus should be narrowed to prioritize locally-owned, women-owned, and minority-owned businesses, as well as businesses and non-profit organizations that provide a product or service that is beneficial to a historically underserved population and commit to tangible and sustainable economic benefits for underserved populations.

Some other examples of strategies to support existing businesses are: providing technical assistance for businesses to buy their property, incentives for tenant improvements, organizing co-ops to buy spaces with multiple tenants, and affordable commercial tenancing programs.



CONCLUSION

The Core Area Project Report and draft Implementation Plan will result in many positive and necessary improvements to the Bend Central District and the rest of the Core Area. These improvements will lead to increased property values, and without a clear strategy, could lead to displacement of Bend’s most vulnerable residents and local businesses. It is important to learn from the past as we are planning for the future, and that is why we propose the above equity analysis and anti-displacement measures to improve the plan for the long-term health and prosperity of the City as a whole.

KEY FINDINGS & BEST PRACTICES

Based on research and interviews, we would like to share some relevant findings that guided development of the recommended displacement strategies:

- Cities and development agencies should recognize market forces that cause displacement call for “creative responses from city officials and CDCs [Community Development Corporations,] first to ensure that lower-income tenants and homeowners are not harmed by change; and second to foster the creation of stable socially and economically integrated communities” (Mallach).
- Policies should “empower local residents and communities with rights, protections, and a voice in determining the development of their own neighborhoods,” and include regulations that maximize benefits for existing residents (Causa Justa).
- In anticipation of change, stabilize existing communities through community wealth building strategies that encourage broad-based local ownership. Examples from “Strategies to Prevent Displacement of Residents and Businesses in Pittsburgh’s Hill District:”
 - provide tenants with ownership interest to preserve naturally occurring affordable rental housing;
 - grants for owner-occupied home rehabilitation,
 - equity protection for homeowners with property tax or mortgage delinquencies,
 - inclusionary business development,
 - public benefit criteria for new development, and
 - giving priority community groups and service organizations to acquire vacant and publicly-owned property when it is for sale.
- Public agencies must measure the success of development in terms that go beyond economic activity to capture community well-being, including the social, cultural, and health dimensions of prosperity (Causa Justa).
- You cannot know what you are losing if you don’t know what you have. Public agencies must take baseline measurements of the priority development area, then track these indicators to evaluate equity outcomes. In exchange for receipt of TIF funds, recipients must meet specific equity-focused performance measures (Metropolitan Area Planning Council).



- From interviews with current and former Prosper Portland staff members, we heard decision-making needs to include the people who will be most impacted. This means intentionally creating committees with representation from racial and socio-economically disadvantaged populations and partnerships with community groups who have the ability that represent the neighborhood in community benefit agreement negotiations.
- A “No Net Loss” policy requires any affordable or naturally occurring affordable housing units lost to redevelopment to be replaced. Portland’s No Net Loss policy requires a strategy to preserve, rehabilitate, and/or replace housing that is affordable to households at or below 60% AMI (Portland City Council).
- Use criteria to target investment of TIF Funds to those who need them most. From Portland’s draft Broadway Corridor Working Planning Tool, criteria call for “being intentional about who benefits from the opportunities created; assessing and mitigating potential impacts/burdens; ensuring a diversity of communities influence decisions from planning through development and programming; and, strengthening partnerships required to advance the vision.”
- Another example is criteria used for prioritizing TIF investments in Portland’s North/Northeast Community Development Initiative Action Plan: “Prioritize property and business owners who experience economic barriers to business and property ownership, are people of color, provide a product or service that is beneficial to a historically underserved population; or commit to tangible and sustainable economic benefits for underserved populations.”
- Different cultures have different priorities and needs in how economic development takes place. The choices made, which range from the colors of the buildings, language on signage, who or what is recognized through art or symbolism to the types of services provided reflect the culture or cultures of the people who participated in the decision-making. This can have the effect of either alienating or including different populations.



ATTACHMENTS/LINKS

1. BCD Initiative Survey Reports
2. BCD Initiative Neighborhood Identity Report
3. “Analysis of Impediments to Fair Housing.” City of Bend, May 2019.
4. “Honor Native Land: a Guide and Call to Acknowledgement.” *U.S. Department of Arts and Culture*.
5. “Central Oregon Regional Housing Needs Assessment.” *Housing For All Regional Housing Consortium and Mosaic Community Planning, LLC*, May 2019.
6. “Portland, Oregon: Displacement By Design.” *National Community Reinvestment Coalition*, 19 Mar. 2019, <https://ncrc.org/gentrification-portlandor/>.
7. “Yes, You Can Gentrify a Neighborhood without Pushing out Poor People.” *Washington Post*, 8 Apr. 2019, <https://www.washingtonpost.com/outlook/2019/04/08/yes-you-can-gentrify-neighborhood-without-pushing-out-poor-people/>.
8. “Study: Gentrification And Cultural Displacement Most Intense In America’s Largest Cities, And Absent From Many Others.” *National Community Reinvestment Coalition*, 19 Mar. 2019, <https://ncrc.org/gentrification/>.
9. “Development without Displacement: Resisting Gentrification in the Bay Area.” *Causa Justa :: Just Cause*.
10. “Managing Neighborhood Change: A Framework for Sustainable and Equitable Revitalization: A Framework for Sustainable and Equitable Revitalization.” *Mallach, Alan for the National Housing Institute*, 2008.
11. “Strategies to Prevent Displacement of Residents and Businesses in Pittsburgh’s Hill District.” *Damewood, Robert; Young-Laing, Bonnie*, 2011.
12. “Managing Neighborhood Change: Selected Anti-Displacement Strategies in Practice.” *Metropolitan Area Planning Council*, Oct. 2011.
13. “Portland No Net Loss Policy Council Resolution 36021.” *Portland City Council*, 29 Aug. 2001.
14. “Working Planning Tool: Guiding Principles, Project Goals, and Evaluation Criteria (Draft).” *Broadway Corridor Steering Committee*, Nov. 2017.
15. “North/Northeast Community Development Initiative Action Plan.” *Prosper Portland*, Jan. 2017.
16. “The Changing Face of Main Street.” López, Monique G., *Oregon Planners' Journal*, 4–9, 2012.



March 30, 2020

Allison, Matt, Joe, Dale and Whitney:

I would like to take advantage of our delayed time-frame to offer comments on the draft URAB Core Area Reports, TIF report and TIF Plan. I hope staff may be able to consider some of my comments outside of deliberation of the full Board. While I focus on changes I recommend, I do not intend to be overly critical. I am impressed with the overall amount of work and detail in the reports. Please share these with the rest of the Urban Renewal Advisory Board and also accept it as public comment.

Combine reports into one

The three reports have a lot of redundancy. I found the 2nd and 3rd reports difficult to concentrate on because it looked like I had already read that paragraph or page before, often twice or more. A reader should not have to read through all three reports for direction or language, or just to find something. If consolidated into one report, and the repetition is removed, the product would be more useful to decision-makers, future committees, and the public. Why not have a single report: Core Area Project Report and TIF Plan? I know the reports had different authors, but now there is time to pull it all together into one simplified report.

If the decision is to stay with 3 reports, some things are mentioned only in one report but should be in all three to be consistent. All key direction and language need to be in all 3 reports.

Affordable housing and other projects to support low income and vulnerable populations

One has to get all the way to page 15 of the TIF Plan, or page 13 of the TIF Report, before getting to the expanded goal for the Affordable Housing element the Board approved at our last meeting:

“Partner with and offer funds to support housing organizations and developers to create low income, transitional, and affordable housing opportunities. Project funds may be used for activities that support the development, redevelopment, or rehabilitation of transitional, low-income, and affordable housing projects, as well as for other facilities that support vulnerable population”.

This needs to also be in the Core Area Report.

Since Bend’s Affordable Housing has not been commonly available to the lowest income and most disadvantaged people in Bend, I recommended broadening the title for that element wherever it is mentioned to: Affordable housing and other projects to support low income and vulnerable populations.

Here are some of the places where I recommend doing that:

Core Area Report

Executive Summary pages ES-2 and 12

Existing Conditions pages 2, 86, 88, 92 (list other types of potential projects to support low income, transitional or vulnerable populations), 154, 159, 160, and 184.

TIF Plan pages 8, 9, and 11.

TIF Report page 13 (also add under Existing Conditions), 14, 18, 31-34, and 56.

Would Bend city code updates be necessary to help fund construction projects for projects that support transitional and vulnerable populations (Core Report p. 103)?

Table 11. Development Incentive Tools should add a row on other projects to support low income, transitional and vulnerable populations (Core Report p. 108).

I am disappointed to see that the TIF report still shows Affordable Housing Partnership and Support as not being funded until FYE 2026. I think we need to find a way to more quickly help address this urgent crisis. People in Bend desperately need affordable housing, shelter and other assistance. This need needs to be addressed sooner than later. We should not ask homeless and other vulnerable people to wait through seven more winters (from today) before any assistance being available from the urban renewal district. When I brought this up two meetings past Matt said he would look into it. I don't see a change.

Support for Bend's Climate Change Action Plan

The second area I think needs more attention is support with implementation of the city's climate change action plan rather than just state: Incorporate Community Climate Action Plan (CCAP) strategies (Core Report e.g., pp. ES12, 3, 154, 161). One has to get all the way to page 161 of the Core Report to see a list of four focal areas and some further details, and then to page 185 of the Core Area Report to see ambiguous direction on climate change. I don't know what the listed City Council strategy "Ensure growth takes into consideration natural resources and reflects a triple bottom line approach" (p. 185) means. I recommend this page and elsewhere put more emphasis on truly incorporating the relevant climate change strategies throughout the three reports. Increasing bike and pedestrian trips is the only strategy that get substantial attention in these reports. (It is important). I missed seeing any mention of the city's climate change strategies in the TIF Plan or Report. Here is a list of strategies from the city's climate change action plan that should be incorporated further throughout the reports where appropriate:

- Expand distributed commercial and residential solar photovoltaics
- Increase the energy efficiency of buildings (mentioned on page 161)
- Implement voluntary benchmarking and disclosure programs for energy performance
- Provide denser housing options through incentives (implied, but could be added as a direct statement)
- Support the transition to electric vehicles (support for charging stations?)
- Increase transit ridership (implied, but could be added as a direct statement)
- Promote ride sharing
- Promote the use of low carbon concrete in new development (mentioned on page 161)
- Improve construction and demolition waste recovery (mentioned on page 161).

The transportation sections of the reports appear to be strong, except several of the above related climate change strategies should receive further mention.

Historical Character

I am disappointed that URAB didn't see the value of historical resources sufficiently to add historical preservation to list of opportunities. I do see mention of Improvement of older buildings to meet current code. I recommend adding to that sentence (e.g., TIF Plan p. 16 and where repeated): ... "and assistance with maintaining some of the town's historical character". I believe this is a different part of the report than the one we discussed regarding "historical" at our last URAB meeting.

I thank Allison and Matt for coming to the February Landmarks Commission meeting and appreciate the addition of the Historic Features page to the Core Area Project Report (p. 19). I believe a consultant hired by the Bend's Landmark Commission identified a few additional properties that potentially had

historical merit. City staff Heidi Kennedy has that consultant's report. Those properties should be on an additional list perhaps titled: Potential additional historic features not yet fully evaluated.

Displacement of present businesses and residents

I caught only one canned section on relocation assistance in the TIF Report (p. 57) and a section in the Core Report pages 154-156 that states the need to involve business and residents in plan implementation. This needs to be addressed further as a concern in all three reports. While lot consolidation and new larger buildings will be needed, urban renewal needs to find a way to include present businesses and residents in redevelopment and not run them out of the urban renewal area. Some actions could include mixed housing for all income levels and including present residents, and space for existing businesses to continue in a redevelopment at an affordable rent, lease or sale price. We need to avoid the "gentrification" that often occurs with redevelopment in many cities. I don't know to what extent urban renewal will adversely or unfairly affect minorities, disabled individuals and other vulnerable populations over other peoples, but this needs analysis in the reports. I believe URAB needs more discussion on this topic and a framework and plan to address potential problems.

I hope some of my points, concerns or recommendations can be addressed before our next meeting in an edit by staff, if you have concurrence. Otherwise, I request these five topics be included on the agenda for our next meeting and that this document be available for projection on the screen for discussion if needed for specific proposals for wording.

Again, please don't take my comments harshly or adversely. On-the-whole I think the reports are comprehensive and represent good work. I think they could be improved further and hope you will consider my recommendations above for that. I hope other committee members also send you their comments if they would like to see if there are suggestions staff and consultants could address ahead of time to make the next meeting more efficient. You could check with a city attorney to see if comments could be forwarded blind copy with a request to not have back-and-forth or "chain" discussions among Board members. Otherwise, I believe they could be posted as public comment on the URAB website and one of you send us a link before the next meeting as a reminder to check that website.

Thank you for your time.

Robin Vora
URAB Committee Member
1679 NE Daphne Ct
Bend, OR 97701



CITY OF BEND

To: Robin Vora, URAB member

From: Allison Platt, Senior Planner
Matt Stuart, Urban Renewal Manager

Date: April 10, 2020

710 NW WALL STREET
PO BOX 431
BEND, OR 97709
(541) 388-5505 tel
Relay Users Dial 7-1-1
(541) 385-6676 fax
bendoregon.gov

MAYOR
Sally Russell

MAYOR PRO TEM
Bruce Abernethy

CITY COUNCILORS
Barb Campbell
Gena Goodman-Campbell
Justin Livingston
Bill Moseley
Chris Piper

CITY MANAGER
Eric King

Dear Mr. Vora,

Staff received your comments, dated March 30, 2020, on the Final Products for the Core Area Project. These included comments on the Draft Core Area Report, Draft Core Area Tax Increment Financing (TIF) Plan, and Draft Core Area TIF Report.

The comments we received focused on multiple topics and suggested recommendations. Procedurally, reconsideration of prior substantive decisions (a decision made by consensus) by the Urban Renewal Advisory Board (URAB) can have potential impacts to schedule and budget. As such, staff recommended at URAB meeting #1, as part of the URAB's [Roles Responsibilities, and Guidelines](#) (page 10 – Decision Making), that a two-thirds (2/3) vote be required to rescind or amend a prior decision during a meeting which occurs following the meeting when the initial substantive decision was made. Staff has noted in our responses, where appropriate, when a substantive decision was made by the URAB as it relates to your suggested recommendations.

To assist all URAB members, staff provided both the “Core Area Project Report” and “Core Area TIF Plan and Report” memos as part of URAB meeting #8's [packet](#) (page 12). These memos notes the specific URAB meeting and substantive decision associated with each of the sections contained within the Core Area Project Report as well as TIF Plan & Report.

Please find our responses to your comments below:

1. Recommendation to combine all reports into one

The project team understands there may be duplication of language in all three (3) documents; and that is intentional. As noted in the [Project Overview](#) packet (pages 2-3) and as [presented](#) (slide 8) at URAB Meeting #1, the Core Area Project established two distinct phases and outlined two distinct set of deliverables applicable to each phase.

Phase I - The Core Area Project Report summarizes the various work elements conducted by the URAB (Existing Conditions, Development Analysis, Urban Design Framework, etc.), that contributed to the recommendations described in the Action Plan (Chapter 7 of the Core Area Report). These recommendations include the establishment of an urban renewal/TIF area, but also provide additional recommendations intended to further support the overall Area to maximize investment opportunities and encourage appropriate development within the four (4) Opportunity Areas (KorPine, Greenwood/US20, East Downtown, Bend Central District), and the two (2) new sub-areas (Wilson, Division). The Core Area Report will be presented to the Bend Urban Renewal Agency (BURA) for review; but will ultimately need to be adopted by City Council by Resolution. This document is intended to provide Council with guidance on future decision making within the Core Area.

Phase II – Guided by the findings and direction resulting from the Core Area Report to initiate an urban renewal/TIF plan for the Core Area, the Core Area TIF Plan and Report are required to be developed in accordance with Oregon state statute (ORS 457) to form an urban renewal/TIF area. The contents of the TIF Plan & Report are specific, and the formatting is intended to address the statutory requirements and ensure legal compliance. These statutory requirements were [presented](#) (slide 46) at URAB Meeting #6, by Elaine Howard Consulting, LLC in a memo addressing the [“Components of an urban renewal \(TIF\) plan & report”](#) (page 40). The TIF Plan & Report will be presented to BURA for review, discussion, and consideration. Unlike the Core Area Report, BURA is required to adopt a Resolution specific to the formation of an urban renewal/TIF area, based on the contents of the TIF Plan & Report. Following BURA adoption, the TIF Plan & Report are then subject to public comment from the applicable Taxing Districts and the Bend Planning Commission before being presented to City Council for consideration and possible adoption – by Ordinance.

In summary, the three reports have different but complementary purposes, and by necessity have some duplication of information. The Core Area Project Report and the Core Area TIF Plan & Report are reviewed and adopted by different entities and instruments, and therefore must remain as separate documents to comply with the statutory requirements for each.

2. Recommendations to include additional language to emphasize support for transitional, low-income, and vulnerable populations under the affordable housing sections of all reports

Core Area Project Report:

Staff reviewed your recommendations related to affordable housing. The Implementation Plan (pages 84-169) of the Core Area Report were approved by URAB at meeting #6 and further refined by URAB at meeting #7. Should URAB like to reopen comments on the Implementation Plan, staff has drafted language to modify page 159 of the Core Area Report to include additional language under the Housing Affordability section for URAB consideration included in the Potential Modifications to Core Area Report Memo (dated April 10, 2020). This draft language expands on the need to support projects that support transitional, low-income, and vulnerable populations for URAB consideration.

Staff does not recommend making changes to the Implementation Plan and Action Plan Recommendation 6.6: "Support housing that is affordable". This language encompasses a broad range of strategies to support housing in the area including Affordable Housing as defined in the City of Bend's Comprehensive Plan, workforce housing, increased housing production of market-rate housing and workforce housing, housing stability for renters, as well as projects to support transitional, low-income, and vulnerable populations.

In consultation with other city staff, staff does not believe that city codes would need to be changed to support projects that support transitional and vulnerable populations at this time and does not recommend any changes to the Core Area Report, page 103.

Table 11 of the Core Area Report (pg. 108) includes a discussion of three different incentive tools, their primary purpose, and level of effort to implement. None of the tools' primary purpose is to support transitional and vulnerable populations however it does not preclude any of the tools from incentivizing projects that support transitional, low-income and vulnerable populations in actual program development. Staff does not recommend making any changes to the table.

Core Area TIF Plan & Report:

The Plan Guiding Principles on pages 8 and 9 of the Core Area TIF Plan, were approved by URAB at meeting #3, and reaffirmed at meeting #7. The Project Categories on page 11 were initially reviewed by URAB at meeting #5, further refined at meeting #6, and recommended for inclusion in the Core Area TIF Plan at meeting #7. The same applies to the Project Categories language as referenced on pages 13, 14, 18, 31-34, 56 of the Core Area TIF Report.

In reference to the Existing Conditions on page 13 of the Core Area TIF Report, after consultation with other department personnel, staff does not recommend any changes

since the existing language presented is derived from existing documents or existing programs.

Staff would like to note, that your contributions made over the last couple of URAB meetings in refining the Project Description language to include the terms “low income”, “transitional”, and “vulnerable,” have been very important to ensuring these populations are eligible to receive TIF revenue/financial assistance once the Core Area TIF Plan & Report are adopted. The Project Description language is the most directional component moving forward within the document, as it is primary legal compliance reference for the development of future programs and criteria development following the adoption of the Core Area TIF Plan & Report.

In regards to the comment about affordable housing assistance being funded prior to FY 2026, as outlined in Table 12, Section VII (“Anticipated Completion Date for Each Project”) of the Core Area TIF Report; the timeline for funding is consistent with the [Preliminary Finance Plan](#) (page 14) approved by URAB at meeting #6. FY 2026 is within the first 5-year funding window of the Core Area TIF Plan, as we are not anticipating the first issuance of debt for significant project funding until FY 2023. Discussion with URAB at meeting #5 and at meeting #6 signaled URAB’s desire to prioritize Transportation & Bicycle/Pedestrian improvements, along with Business Re/Development Assistance, followed by Housing in the early years of the established TIF area, in recognition of the limited amount of funds available during this time period. Section VII of the TIF Report is intended to serve as a reference for the anticipated spending and completion of all projects within the plan, which is a statutory requirement (ORS 457). Section VII serves as a guide and BURA has full authority to fund the listed projects and project categories when they see fit. This enables BURA to be flexible and opportunistic as community needs and market demands shift over the life of the TIF Plan; including increased funding for affordable housing assistance earlier than FY 2026, if necessary and appropriate.

As such, staff does not recommend any changes to the Core Area TIF Plan or Report.

3. Additional language to further identify Community Climate Action Plan strategies that could be incorporated into Core Area implementation

Core Area Project Report

Again, should URAB like to reopen comments on the Implementation Plan, staff has drafted language to modify page 161 of the Core Area Report for URAB consideration, included in the Potential Modifications to Core Area Report Memo to further incorporate the City’s Community Climate Action Plan strategies.

Core Area TIF Plan & Report

A TIF Plan & Report are intended to address the establishment of a future funding mechanism (utilizing TIF revenue) for a defined area, and demonstrate its compliance

with state statutory requirements (ORS 457). While the Core Area TIF Plan & Report identifies broad project categories and how (at a high level) TIF revenue can be expended, it is not intended to provide specific eligibility criteria for each program or development/redevelopment project that intends to utilize TIF revenue.

Following the establishment of the TIF area, BURA, with continued community input, will develop the programs and criteria required for an applicant to be eligible to receive TIF revenue/financial assistance, based on the community's needs and market demand.

The Community Climate Action Plan and the subsequent appointment of a Community Climate Action Plan Committee (CCAPC) are important community goals, recognized by City Council. The Core Area Report recommends BURA consider the formation of advisory committee(s), to assist in the program and criteria development for each project category, prior to any anticipated TIF revenue expenditures (FY 2023).

As such, staff does not recommend any changes to the Core Area TIF Plan & Report, but notes the importance the Community Climate Action Plan and subsequent committee will play in the development of programs and criteria following the TIF Plan adoption.

4. Incorporate additional information and language in reports related to historical character

Core Area Project Report

The Existing Conditions chapter, included in the Core Area Report, while derived primarily from the Existing Conditions Report presented at URAB meeting #2 is new content for URAB to review. In response to your comments, staff has identified potential modifications to the Existing Conditions Chapter to include a discussion of future potential historic resources, based on the findings of the 2018/2019 Reconnaissance Level Survey conducted by Preservation Solutions LLC for URAB consideration.

Core Area TIF Plan & Report

Staff does not recommend any changes to the Core Area TIF Plan & Report based on URAB's discussion and substantive decision at URAB meeting #7.

5. Recommendation to add additional language to emphasize importance of mitigating displacement of existing businesses and residents

Core Area Project Report

Should URAB decide to reopen the Implementation Plan section for revisions, staff has identified potential language modifications to page 157 of the Core Area Report as discussed in the attached memo.

Core Area TIF Plan & Report

URAB discussions, and input from the community, have surfaced concerns related to displacement of both residential and commercial tenants within an established TIF Area. As such, staff, along with other members of the project team, researched this topic with other jurisdictions in Oregon, and consulted with legal counsel, to determine the extent to which TIF revenue funds may be utilized to mitigate displacement due to economic reasons (i.e., raising rents and/or private development/redevelopment).

As mentioned above, the Core Area TIF Plan & Report are required to be developed in accordance with Oregon state statute (ORS 457) in order to form a TIF area. The contents and formatting of the Core Area TIF Plan & Report address the statutory requirements and ensure legal compliance for the TIF area's formation. Oregon state statute requires the TIF Plan to identify "Relocation Methods" (Section IX – page 20) and the TIF Report to identify the rules and regulations for the administration of said relocation assistance through the "Relocation Report" (Section XIII – page 57).

Oregon state statute (ORS 457) requires compliance with ORS 35.500 and ORS 35.510, which define when the federal Uniform Relocation Act is triggered, and when relocation benefits are required for individuals, businesses, and property displaced by public projects. In order to trigger required relocation assistance, BURA must undertake a public project that results in the acquisition of "real property."

In addition, Oregon state statute (ORS 457) is also specific on who is eligible to receive the relocation assistance if BURA acquires real property for a public project. ORS 35.510 states the public entity shall provide relocation assistance to "displaced persons." ORS 35.500 defines a "displaced person" as any person who moves or is required to move the person's residence or business and personal property as a result of acquisition of the real property by a public entity or an order from a public entity to vacate the property for public use.

In summary, if BURA acquires real property, only then are the statutorily required relocation assistance benefits triggered.

As noted in the Core Area TIF Plan & Report – *"There are plans to acquire land for infrastructure in the Area which may trigger relocation benefits in the future. However, no specific acquisitions that would result in relocation benefits have been identified in the Plan."*

As such, due to Oregon law, staff is not recommending any changes to the Core Area TIF Plan & Report.

Staff recognizes the importance of this topic and through the Core Area Report is recommending BURA form advisory committee(s) to assist in the program and criteria development, prior to any anticipated TIF revenue expenditures (FY 2023). Through the program and criteria development, specific policies and eligibility requirements can be drafted to mitigate or disincentivize a project that could cause displacement, in its exchange for receipt of TIF revenue/financial assistance.

In conclusion, we thank you for your comments on all three (3) documents. We appreciate your careful review and consideration of the materials and look forward to answering any other questions and/or further discussion at the next URAB meeting.

From: Marca Hagenstad
To: [Urban Renewal Advisory Board](#)
Subject: Comments on Core Area
Date: Monday, April 13, 2020 12:33:11 PM
Attachments: [image002.png](#)

Hello,

Thank you for all of your work to guide the future of Bend's Core Area. I am excited about centralizing development.

Please more fully consider the needs of vulnerable populations and existing businesses and residents in the plan. Also, please make extra effort to have the core area be as bicycle-friendly as possible.

Here is an excellent read about making bikable cities. The Dutch have been able to build a cycling culture accessible to everyone, regardless of age, ability, or economic means. I current do most of my errands by bike around Bend, but it isn't easy and doesn't feel very safe. The easier and safer we make it, the most cyclists we'll have and the cleaner air in Bend we'll have, all leading to a higher quality of life.

https://islandpress.org/books/building-cycling-city?fbclid=IwAR0KhUoxjSHAMgH4kZmUqdiQ_9hTs5tFGwuIOtWeAGA73vxFgyqLMjcJtAc

Thank you for reading and for all of your time and effort! It is much appreciated.

Marca Hagenstad

Circular Economy Club (CEC) Bend Organizer

marca@circleconomics.com

Tel: 720-705-2690



www.CircularEconomyClub.com

Twitter: [@CircularEClub](https://twitter.com/CircularEClub)

- The CEC Bend navigates a course for Bend's long-term social, economic and environmental vitality. It is part of the international network of the Circular Economy Club (CEC) which is non-profit, global and open.
- While a linear economy is based on mining raw materials which are processed into products that are thrown in landfills after use, a circular economy designs out waste and pollution, keeping products and materials in use, and regenerating natural systems.
- "Waste isn't waste until we waste it" - Will.i.am

From: Donna Burklo
To: [Urban Renewal Advisory Board](#)
Subject: URAB Public Meeting April 14th
Date: Monday, April 13, 2020 1:33:57 PM

I am writing as a Bend Central District Visionary Board member and as a citizen who works with our most vulnerable neighbors.

I support the recommendations set forth in the April 10th Summary of Potential Core Area Report Modifications. Support for our area's most vulnerable, both those currently experiencing homelessness and those on the brink because of constructs that keep them in continuous peril, are considered in these modifications. I feel confident that this emphasis will, for the common good, guide our long-term efforts for the redevelopment of the Bend Central District.

Sincerely,
Donna Burklo
541-760-5677
1565 NW Wall Street, #315
Bend, OR 97703

--

Donna Burklo
541.760.5677
www.FamilyKitchen.org

From: Mary Hearn
To: [Urban Renewal Advisory Board](#)
Subject: Core Area Report
Date: Tuesday, April 14, 2020 8:00:04 AM

I am in support of all modifications to the Core Area Report. Please approve.

"We must be the change we wish to see in the world." - Gandhi

From: Tiffany Clark
To: [Urban Renewal Advisory Board](#)
Subject: Comment on Summary of Potential Core Area Report Modifications
Date: Tuesday, April 14, 2020 8:01:03 AM

Good morning,

I am writing in support of the modifications noted within the April 10th memo. They are positive recommendations that allow for community inclusion and smart development within the Core Area.

One note regarding this last point : "Pg. 161 (Implementation Plan): Add/modify language under the Sustainability Transportation section. "Transportation based strategies to meet Bend's Climate Action Goals within the Core Area include: o Remove barriers to denser housing development in the Core Area; o Invest in Electric Vehicle (EV) charging infrastructure in the Core Area; o Invest in transportation projects for alternative modes, such as HCT, mobility hubs, and safe and comfortable walking and bicycling infrastructure; and o Encourage and incentivize Transportation Demand Management (TDM) in the area."

This sustainability transportation section to meet Climate Action Goals for the City also allows the City to successfully show urbanization in the Core by allowing vertical density to happen without the City and developers being constrained by current parking space ratios which is a very inefficient use of our limited available land in the Core Area. There should be some consideration in zoning, planning and permit approval process for areas within the Core where sustainable transportation "hubs" or infrastructure is placed in relation to corridor traffic AND zoned parcels in those areas where vertical development can be maximized to demonstrate successful urbanization.

Thank you for your good work here.

Tiffany Clark

From: Carrie Mack
To: [Urban Renewal Advisory Board](#)
Subject: Public Comment for URAB meeting on April 14
Date: Tuesday, April 14, 2020 8:32:24 AM

Dear URAB,

I wish to submit public comment to show support for the positive changes released in the city memo that respond to recommendations for greater equity, consideration of vulnerable populations, and support for existing businesses/residents. These considerations are vital to the success of Urban Renewal and as a resident that lives, works, and gathers in the Bend Central District I believe it is imperative to include this in the final plan.

Thank you for your continuous work in moving this plan forward.

Best,
Carrie Mack

From: L Barbour
To: [Urban Renewal Advisory Board](#)
Subject: Public Comment on Core Area Report
Date: Tuesday, April 14, 2020 12:04:37 PM

Sir/Madam, as the core area is developed I would like planners to consider the very real possibility that the use of air space will become a concern. Tall buildings seem to be anathema to Bend residents, but already these taller structures are being planned near the new OSU-Cascades campus and near the Pavilion. The expansion of taller buildings to the core area can only be a matter of time. To preserve access to the western view-shed of seven peaks, I would recommend a regulation that would include Public Access Privately Owned (POPO) parks. As an example, these parks exist at street level, but also in the skyline, of San Francisco, giving access to the public space for all to enjoy.

<https://medium.com/sf-popos/the-21-secret-parks-of-san-francisco-192e6d88ea0a> "The [1985 Downtown Plan](#) mandates developers build and maintain [1 sq ft of public space for each 50 sq ft of commercial space](#)."

Leslie Barbour
61875 Broken Top Drive
Apt 28
Bend, OR 97702
202-821-8393